

2010 COMMUNITY PROFILE



Town of Silverthorne

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SILVERTHORNE COMMUNITY PROFILE

I. INTRODUCTION

Of all the Towns in the State of Colorado, few have experienced the overwhelming change that Silverthorne has in the short time since its incorporation in 1967. Over the course of its existence, the Town of Silverthorne has gone from a makeshift construction camp for workers building the Dillon Dam, to a period where the most the Town had to offer was a convenient refueling stop along the Interstate, to a full-service, well-balanced community of an estimated 4,061¹ people. Located near a number of world-class resorts, Silverthorne offers a wide array of facilities. Amenities include the Silverthorne Recreation Center; the Outlets at Silverthorne; and Gold Medal Fishing on the Blue River which has helped Silverthorne firmly establish itself as a destination in its own right. Today, the evolution of the Town continues, as plans for the future of the Town are underway. In all likelihood, there will be as much change in the upcoming years as there has been in the past.

Of course with rapid change such as this, specific information about the status of Silverthorne changes often, seemingly overnight. It is important to keep track of these physical, social, and economic factors in order to give a general indication of where the Town has been and where it is going. Information of this nature is helpful, not only for the Town government, but also for those thinking of starting a business here, relocating to the area, or for residents curious about their Town. So, in an effort to provide this information, the staff of the Community Development Department has organized the 2010 Silverthorne Community Profile.

Any additional information about the Town not found in the Profile may be obtained by request from the Community Development Department either by visiting the Silverthorne Town Hall at 601 Center Circle, or by calling (970) 262-7360.

II. PHYSICAL CHARACTERISTICS AND HISTORY

A. SETTING

The Town of Silverthorne is located in the Colorado Rocky Mountains, approximately 70 miles west of Denver at an elevation of 8,730 feet (a little more than 1-1/2 miles above sea level). It is situated along the Lower Blue River Valley below peaks of 12,000 and 13,000 feet, and is surrounded on two sides by national forest and Wilderness Areas. The Town is considered by many to be the gateway not only to Summit County, but also to much of Western Colorado, due largely to its excellent location as the first exit west of the Eisenhower Tunnel along I-70, at the intersection of Highway 9 and Highway 6. The Denver International Airport is roughly 100 miles from Silverthorne, approximately a two-hour drive. There are five ski areas within a half-hour drive from the Town -

¹Population figure as from the US Census Bureau, Population Estimates for Incorporated Places and Minor Civil Divisions.

Breckenridge, Copper Mountain, Keystone, Arapahoe Basin and Loveland - and a few others, including Vail and Beaver Creek, less than an hour away.

B. DESCRIPTION

The Town's location along the busy I-70 corridor is such that, for many travelers, it is the first introduction to Summit County and the resort areas contained within it. Because of this, the Town experiences a high number of visitors nearly year round and has developed many facilities to accommodate them. The Town is home to approximately 15% of the County's residents, and the number of built housing units is estimated at 1,903².

One of the most enjoyable aspects about Silverthorne is the easy access to numerous recreational amenities. Included among these is the Blue River, a Gold Medal Trout Stream that meanders through the heart of the community, making it a very popular fishing location. The river also provides a scenic stretch of whitewater excitement for kayakers, canoeists, and rafters. In addition, the Blue River Trail runs along its shores and connects to the countywide bike path system. The 18-hole Raven at Three Peaks Golf Course on the north side of Town complements four parks, including a 11,300 square-foot skateboard park, sand volleyball courts, tennis courts, and soccer field in Rainbow Park. The 62,000 square foot Recreation Center, with four swimming pools, has a complete selection of exercise equipment. Many biking, hiking and camping opportunities await those looking for that wilderness experience.

For shoppers, the Town offers 130 retail shops, including 80 spanning three phases of the Outlets at Silverthorne, including Polo Ralph Lauren, Banana Republic, Tommy Hilfiger, Eddie Bauer, and Nike, to name a few. The Summit Place Shopping Center also provides a wide variety of shops and restaurants. There are approximately 26 restaurants in Silverthorne ranging from fast food to unique, sit-down establishments. The Town is also a desirable place for many service commercial businesses, and is the current location of four car dealerships, a Target store and a Sears store, building supply stores, and many contractor trade establishments. In fact, many county residents drive to Silverthorne just to take advantage of these unique services. With all of this going for it and more, Silverthorne has firmly established itself as a year-round community attractive to both the resident and visitor alike.

The Town has a Town Pavilion, which is a year round facility that can accommodate around 400 people. The Pavilion hosts many events such as a popular comedy series; concerts; as well as private, nonprofit, and community events.

C. TOPOGRAPHY AND CLIMATE

Silverthorne is located in a scenic, high mountain valley carved by the Blue River at 8,730 feet above sea level, just north of Lake Dillon. It is nestled below Buffalo Mountain and Red Peak, both part of the Gore Range to the west, and Ptarmigan Mountain and the Williams Fork Range to the east. Both sides of the valley are

²As of July, 2010, from Silverthorne Planning Department.

characterized by steep hillsides, large stands of lodgepole pine and aspen, and blue spruce and fir trees above 10,000 feet. The geographical size of Silverthorne is approximately 4.2 square miles, compared to 599 square miles for Summit County as a whole. The following is a condensed list of some of the more striking natural features to be found in and around the Town and some climatological information about the area:

Geographical Features

Eagles Nest Wilderness Area:	133,496 acres, established in 1976
Ptarmigan Wilderness Area:	13,175 acres, established in 1993
Gore Range:	Buffalo Mountain - 12,777 ft., Red Peak - 13,111 ft.
White River National Forest:	2,272,896 acres encompassing a large portion of Summit County
Blue River:	Headwaters at Hoosier Pass; runs in and out of Dillon Reservoir, through the Town, then north into the Colorado River; total length - approximately 65 miles
Lake Dillon Reservoir:	Completed December 17, 1963; surface area - 3,330 acres; Volume of storage - 257,500 acre feet

Climatological Information

Average Annual Snowfall in Inches:	139"
Average Annual Precipitation in Inches:	16.1"
Average High/Low Temperature in July:	74.4°/36.9°
Average High/Low Temperature in January:	31.8° / -1°
Highest/Lowest Temperatures Recorded:	89° / -45°
Average Annual Humidity:	60% - 65%

D. HISTORY

Incorporated as a Town since 1967, Silverthorne has a rich past rooted in the area's development history. Credit for establishing the future Town site has to go to one of the more colorful characters in the history of Summit County, Judge Marshall Silverthorn.

Known by most as "Judge" for his appointment as judge of the Miner's Court in Breckenridge, Silverthorn came to Breckenridge in 1859 to regain his health and ended up staying long enough to build and operate the Silverthorn Hotel and, at the same time, provide many important services to the young Town. According to the *Breckenridge Journal*, "At times, in the early days, he was the principal, and sometimes the only, business man in camp. He was storekeeper, postmaster, justice of the peace, blacksmith and landlord by turns or all combined."

Silverthorn also had a penchant for mining and its associated spoils. That is why he and his colleagues purchased 160 acres from the US Government on January 18, 1881, in the area between the Blue River and the Blue River Parkway in present day Silverthorne. Having visions of great wealth in the gold that was in the area, Judge Silverthorn purchased the 7/8 interest from his friends and was the sole owner of the

property when he applied for a Mining Patent for what became known as the Silverthorn Placer on April 15, 1882.

Unfortunately, not much wealth, if any, was ever taken from the site and upon Silverthorn's death in 1887, the Silverthorn Placer was given to his daughters. There wasn't much activity on the land in the ensuing years. The "e" was added to end of the name Silverthorn in the 1930's when it was considered fashionable to have names end in "e."

Various mining companies owned the land until 1953, when it and several other placer mines, including the Willow Creek and Arctic Placer, were purchased from Harry Baron for \$18,500 by a man named Clayton Hill. Hill was responsible for subdividing what are now the Buffalo and Silverthorn Subdivisions as well as the Silverthorne Colorado Subdivision on January 5, 1956. In 1957, Myrth and Robert Z. Roush subdivided Ptarmigan Trail Estates, Units I, II, and III.

These subdivisions were home to the construction workers building the Dillon Dam, which began in the late 1950's and was officially completed on December 17, 1963. When Silverthorne became an incorporated Town on September 5, 1967, it consisted of approximately 400 acres and by 1970 boasted a population of 400.

III. POPULATION, DEMOGRAPHICS AND EDUCATION

A. POPULATION³

Silverthorne is the most populous Town in Summit County. To date, Silverthorne's resident population is estimated at 4,061³. Silverthorne's growth trend may be due to the fact that regionally, Silverthorne lies within the Western Slope, one of the fastest growing areas of the state. Growth throughout the Western Slope can be attributed to the construction boom in the resort areas that it encompasses including: Keystone, Arapahoe Basin, Breckenridge, and Copper Mountain in Summit County; Vail and Beaver Creek in Eagle County; Aspen and Snowmass in Pitkin County; Steamboat Springs in Routt County; and Telluride in San Miguel County. This growth is expected to continue due to the growing number of tourist dollars as the baby-boomers reach middle-age, retirees becoming full-time residents, the desire of many small businesses to move to smaller areas, and the decentralization trend from California to Colorado.

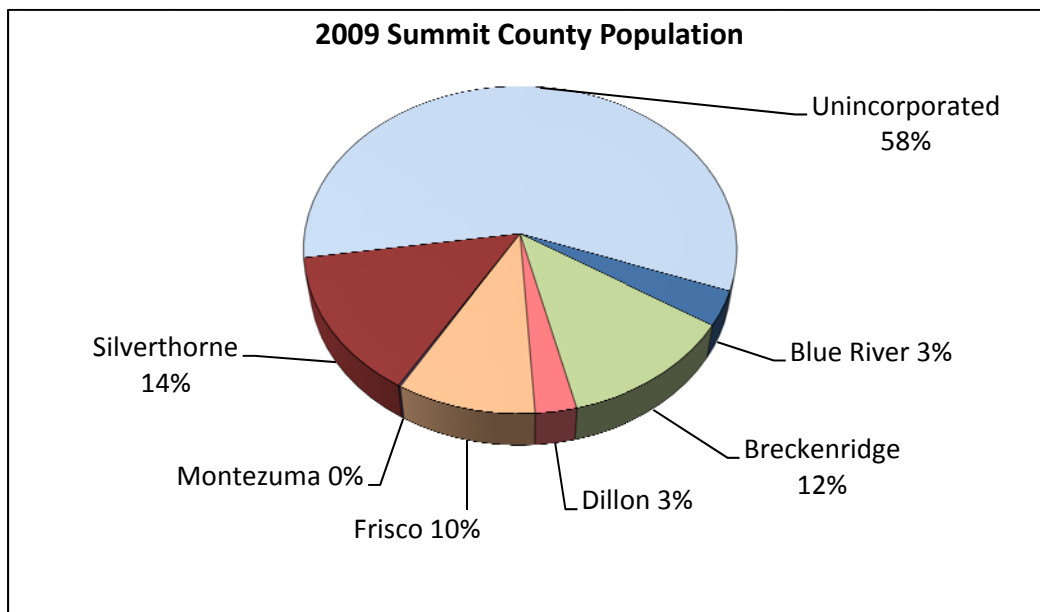
The Town's population has increased steadily over time from 400 in 1970, to 989 in 1980, to 1,768 in 1990, 3,196 in 2000 and to an estimated 4,061 in 2009. Summit County as a whole had an estimated permanent resident population of 29,143 in 2008, and an estimated peak population of 160,111. In 2003, monthly average population fluctuation indexes indicated that March has the highest seasonal population, with 147.4% of average occupation; and May has the lowest with 54.1% of average.

³Population figures were obtained from the US Census Bureau, Population Division, Population Estimates for Incorporated Places and Minor Civil Divisions.

Since the year 2000, the County has experienced a 25.8% increase in fulltime residents, or roughly 2.6% growth in permanent population per year. Though growth rates appear to have decreased in comparison to the 1990-2000 decade, from 2000 to 2006, the State Demographer's estimates show that the County was again ranked among the top ten fastest growing counties in the state (#8). Beginning in the second half of 2008, the County, along with the rest of the country, began to experience a dramatic economic downturn. The long-term effects of the downturn to the permanent population, economy and community are still unclear. Nonetheless, looking to the year 2025, the State Demographer projects that the County's permanent resident population will grow to approximately 50,000, and Silverthorne's population is estimated to grow to approximately 6,000.

2009 Summit County Resident Population – (US Census Bureau)

Blue River	997	Montezuma	44
Breckenridge	3,532	Silverthorne	4,061
Dillon	810	Unincorporated	16,760
Frisco	2,743		



B. DEMOGRAPHICS⁴

According to the 2000 US Census:

- The median age of Silverthorne residents is 30.3 years
- The median age for Colorado as a whole is 34.3.
- The age group 25-44 represents the largest segment of the Town's population at 42%.
- Summit County has a female civilian labor participation rate of 81%. Colorado as a whole has a rate of 64%, as compared to the United States with 58%.

⁴US Bureau of Census, Census 2000, US Government; Silverthorne Planning Department.

For the year 2010, the average median four-person family income for Summit County is \$87,200 and \$61,100 for one person. A 2007 Silverthorne Community Survey indicated that the majority of full time residents (29%) have lived in Silverthorne for 3-5 years, 25% have lived here for 6-10 years, while 20% have resided here for 11-20 years. According to the Colorado Department of Local Affairs, Summit County's year-round inhabitants are gradually increasing with the rise of retail and services, as well as advances in technology.

C. EDUCATION

Quality of education has always been a top priority in Silverthorne and Summit County, and the community has historically been one of the most educated in the country. According to the 2000 Census, Summit County is ranked fifth in the nation for residents holding a Bachelor's degree or higher at 48.3%. In comparison, the State of Colorado has 32.7% and the United States has 15.5% respectively.

In the 2009-2010 school year the Summit School District had 3,089 students enrolled at the high school, middle school and six elementary schools. Silverthorne Elementary, located on the north end of Highway 9, provides education for kindergarten through fifth grade, and had an enrollment of 340 students. The high school (895 students) is located at Farmers Korner near Breckenridge, and the middle school (655 students) is in Frisco. The Summit Education Center runs four alternative education programs, which are intended to provide individualized instruction for students who are experiencing difficulties in the traditional school settings.

In addition to 9 other sites scattered across the Western Slope, Colorado Mountain College (CMC) has two locations in Summit County: Dillon and Breckenridge. Between them, the Summit Campuses offer approximately 425 classes per semester. For the 2009-2010 school year, it served 3,623 full and part time students, with an average class size of 15 students. In August 2009, CMC opened a new state-of-the-art facility near Airport Road in Breckenridge. The college offers Associate Degrees in Liberal Arts, Science and General Studies as well as various Certificate programs. In 2010, Colorado Mountain College was approved to begin offering up to 5 different bachelor's degrees.

IV. HOUSING

As of 2008, there were nearly as many housing units in the County (27,938) as there were permanent residents (28,611)⁵. Given that on average 2.44 people reside in one housing unit, Summit County has a surplus of housing units. That surplus in housing reflects the significant number of second homes that exist in Summit County, and the low percentage of total housing stock occupied by permanent residents.

It is estimated that approximately 64% of the housing in the County is owned by second homeowners. Nonetheless, the ratio of permanently occupied housing units to vacant units (i.e. second homes) varies based on location within the County. Silverthorne is

⁵ State Demography Office, July 2007 population estimates

unique within the County in that approximately 67% of its housing stock is permanently occupied.

Summit County Housing Stock and Occupancy Status (As of July 1, 2008)

Area	Percent of Housing Units Occupied Year-round
Town of Breckenridge	25.6%
Town of Blue River	48.5%
Town of Dillon	28.4%
Town of Frisco	35.6%
Town of Montezuma	52.4%
Town of Silverthorne	67.1%
Unincorporated Areas	36%

This occurs in Silverthorne because the housing stock is relatively less expensive than in the rest of the county, and because there are more multi-family units by comparison. In the future, the build-out of Eagle’s Nest Golf Course, Angler Mountain Ranch, and South Maryland Creek Ranch will likely increase the ratio of second-homes to permanent residences in Silverthorne.

Below is a summary of zoned, platted, and built units in the Town of Silverthorne. In the table, each subdivision is listed below the respective zoning district.

PUD ZONE DISTRICT								
SUBDIVISION	ZONED UNITS	PLATTED UNITS			BUILT UNITS			
		SFR	Attached	Total	SFR	Attached	Single Apts	Total
Blue River Run	111	31	80	111	27	80	0	107
Angler Mountain Ranch	232	40	26	66	1	20	0	21
Eagles Nest Golf Course	331	303	26	329	211	24	0	235
Eagles Nest (original)	414	198	174	372	182	166	0	348
The Ponds at Blue River	134	0	84	84	0	84	0	84
Solarado Subdivision	8	0	8	8	0	8	0	8
South Maryland Creek Ranch	83	0	0	0	0	0	0	0
PUD ZONE DISTRICT TOTAL:	1,313	572	398	970	421	382	0	803
R-2 ZONE DISTRICT								
SUBDIVISION	ZONED UNITS	PLATTED UNITS			BUILT UNITS			
		SFR	Attached	Total	SFR	Attached	Single Apts	Total
Blue River Mesa	79	79	0	79	71	2	2	75
Ptarmigan Trail Estates	100	103	0	103	93	7	0	100
R-2 ZONE DISTRICT TOTAL:	179	182	0	182	164	8	2	174

R-6 ZONE DISTRICT								
SUBDIVISION	ZONED UNITS	PLATTED UNITS			BUILT UNITS			
		SFR	Attached	Total	SFR	Attached	Single Apts	Total
Arctic Placer	41	35	4	39	35	4	0	39
Beaver Valley	48	48	0	48	48	0	0	48
Willowbrook Meadows Sub	325	151	147	298	153	130	0	283
Willow Creek Highlands	95	89	0	89	58	0	0	58
R-6 ZONE DISTRICT TOTAL:	509	323	151	474	294	134	0	428
R-15 ZONE DISTRICT								
SUBDIVISION	ZONED UNITS	PLATTED UNITS			BUILT UNITS			
		SFR	Attached	Total	SFR	Attached	Single Apts	Total
Blue River Apartments	78	0	78	78	0	78	0	78
Bristlecone Condominiums	6	0	8	8	0	8	0	8
Rainbow Village (RV)	51	0	34	34	0	34	0	34
Sierra Madre	61	0	61	61	0	61	0	61
Silverthorne Colorado	10	6	4	10	5	4	1	10
Silverthorne Heights	20	0	20	20	0	20	0	20
Silverthorne Heights, Lot 13	39	0	0	0	0	0	0	0
Silverthorne Heights Condos	11	0	11	11	0	11	0	11
TR 5-78Sec 01Qtr 3, 6.060 ac	90	0	0	0	0	0	0	0
West of the Blue Townhomes	17	0	17	17	0	17	0	17
Willow Grove #1 (West View Sub)	27	14	9	23	13	9	0	22
Willow Grove #2	93	8	82	90	19	56	0	75
R-15 ZONE DISTRICT TOTAL:	476	14	315	329	24	289	1	314
RIVERFRONT MIXED USE ZONE DISTRICT								
SUBDIVISION	ZONED UNITS	PLATTED UNITS			BUILT UNITS			
		SFR	Attached	Total	SFR	Attached	Single Apts	Total
Silverthorne Sub #1	177	9	0	9	9	0	0	9
Retreat On the Blue	41	0	36	36	0	36	0	36
Riverbend Condominiums	32	0	32	32	0	32	0	32
Riverfront Condominiums	45	0	45	45	0	45	0	45
RFMU ZONE TOTAL:	295	9	113	122	9	113	0	122
C-1 Zone (Light Commercial)								
SUBDIVISION	ZONED UNITS	PLATTED UNITS			BUILT UNITS			
		SFR	Attached	Total	SFR	Attached	Single Apts	Total
Blue River Office Center	0	0	0	0	0	0	3	3
Blue Sky Building	0	0	0	0	0	0	1	1
Silverthorne Colorado Subdivision	0	1	0	1	1	0	5	6
Silverthorne Professional Park Sub	0	0	0	0	0	0	3	3
Silverthorn Sub #1	0	0	0	0	0	0	4	4
Silverthorne Sub #2	0	2	0	2	2	0	1	3
TR 5-78 Sec 12 Qtr 2 (unplatted)	0	0	0	0	0	0	1	1
C-1 ZONE TOTAL:	0	3	0	3	3	0	18	21

C-2 Zone (Heavy Commercial)								
SUBDIVISION	ZONED UNITS	PLATTED UNITS			BUILT UNITS			
		SFR	Attached	Total	SFR	Attached	Single Apts	Total
C&B Storage	0	0	0	0	0	0	1	1
Enterprise Park Subdivision	0	0	0	0	0	0	10	10
Silverthorne Colorado Subdivision	1	1	0	1	1	0	3	4
Silverthorne Business Centre Sub	0	0	13	13	0	13	0	13
C-2 ZONE TOTAL:	1	1	13	14	1	13	14	28
Mobile Home Parks								
SUBDIVISION	ZONED UNITS (RFMU)	PLATTED UNITS			BUILT UNITS			
		SFR	Attached	Total	SFR	Mobile Home	Single Apts	Total
Cottonwood Court Mobile Home Park	20	0	0	0	0	7	0	7
D & D Mobile Home Park	20	0	0	0	0	6	0	6
MOBILE HOME UNITS TOTAL:	40	0	0	0	0	13	0	13
UNSUBDIVIDED								
SUBDIVISION	Dev. Agreement	PLATTED UNITS			BUILT UNITS			
		SFR	Attached	Total	SFR	Attached	Single Apts	Total
Ox Bow Ranch	130	0	0	0	0	0	0	0
UNSUBDIVIDED UNITS TOTAL:	130	0	0	0	0	0	0	0

Totals:

Zoned Units 2,943
 Platted Units 2,094
 Built Units 1,903

Percent Built Out

Built/Zoned: 65%
 Built/Platted: 91%

Built Unit Mix: 916 Single Family Homes (48%), 987 Multi-Family Units (52%)

Notes on Residential Count chart above:

- Silverthorne Colorado Subdivision includes the following subdivisions for calculation purposes: Bristlecone, and Silverthorne Professional Park.
- Silverthorn 1 Subdivision includes Retreat on the Blue Subdivision for purposes of calculation.
- Willow Grove (all) includes the following subdivisions: Willow Grove 1, Willow Grove 2, Silvergrove, Riley Road Triplex, and Westview.
- Eagles Nest (original), includes the Ranch at Eagles Nest, Peregrine Ridge Subdivision, Ponderosa Condos, Eagles Glen, and Hideaway Townhouses.
- Eagles Nest Golf Course includes Osprey Reserve, Fox Valley Ranch, and Homestead at Three Peaks.
- Units shown as built without adequate zoning are either legal nonconforming or contain a Conditional Use Permit. For more information on any of these units, please contact the Community Development Department.

V. DEVELOPMENT ACTIVITY

Beginning in 2003, there was an increase in commercial valuations due to the construction of a Target retail store on Blue River Parkway, followed by the remodeling of the Silverthorne Outlet Stores in 2005. This growth in commercial activity was paralleled by growth in residential development beginning in 2004, and continuing at a strong pace through 2008. Development activity in all sectors slowed significantly in 2008 and 2009 due to the national economic recession.

BUILDING PERMITS (1997-2009)

<u>Year</u>	<u>Total # of Permits</u>	<u>Total Valuation</u>	<u>Residential Valuation</u>	<u>Commercial Valuation</u>
1997	223	\$19,499,145	\$13,606,151	\$5,892,995
1999	202	\$34,737,973	\$27,118,389	\$7,619,583
2001	108	\$27,103,150	\$19,488,578	\$7,614,572
2003	82	\$14,852,431	\$12,558,202	\$2,294,229
2005	102	\$27,823,235	\$26,194,547	\$1,628,688
2007	132	\$25,577,289	\$20,314,290	\$5,262,999
2008	96	\$29,528,485	\$24,479,480	\$5,049,005
2009	83	\$9,665,312	\$7,188,994	\$2,476,318

There is a total of 2,690 acres within the incorporated limits of the Town of Silverthorne. In 2010, staff calculated that there are a total of 2,943 zoned residential units in Silverthorne, of which 2,094 have been platted, and 1,903 have been built. This information can be used for determining future planning projects, determining Town build out, providing business projections.

A. BUSINESS LICENSES

There were a total of 1,019 business licenses issued as of the April 14, 2010. That number includes many businesses located throughout Summit County and the State as well as some from out-of-state. Since 2000, Silverthorne has seen an increase of service commercial as well as retail business licenses. There are a total of 383 businesses located within Silverthorne Town limits, classified as follows:

- 162 Service Commercial
 - 115 Retail
 - 29 Restaurant
 - 23 Office/Professional
 - 8 Lodging
 - 19 Lodging/Rentals
 - 4 Real Estate
 - 10 Wholesale
 - 13 Other
- Restaurant 8%
 - Office/Prof. 6%
 - Lodging 7%
 - Real Estate 1%
 - Wholesale 1%

B. SALES TAX, RETAIL SALES & OTHER TAXES

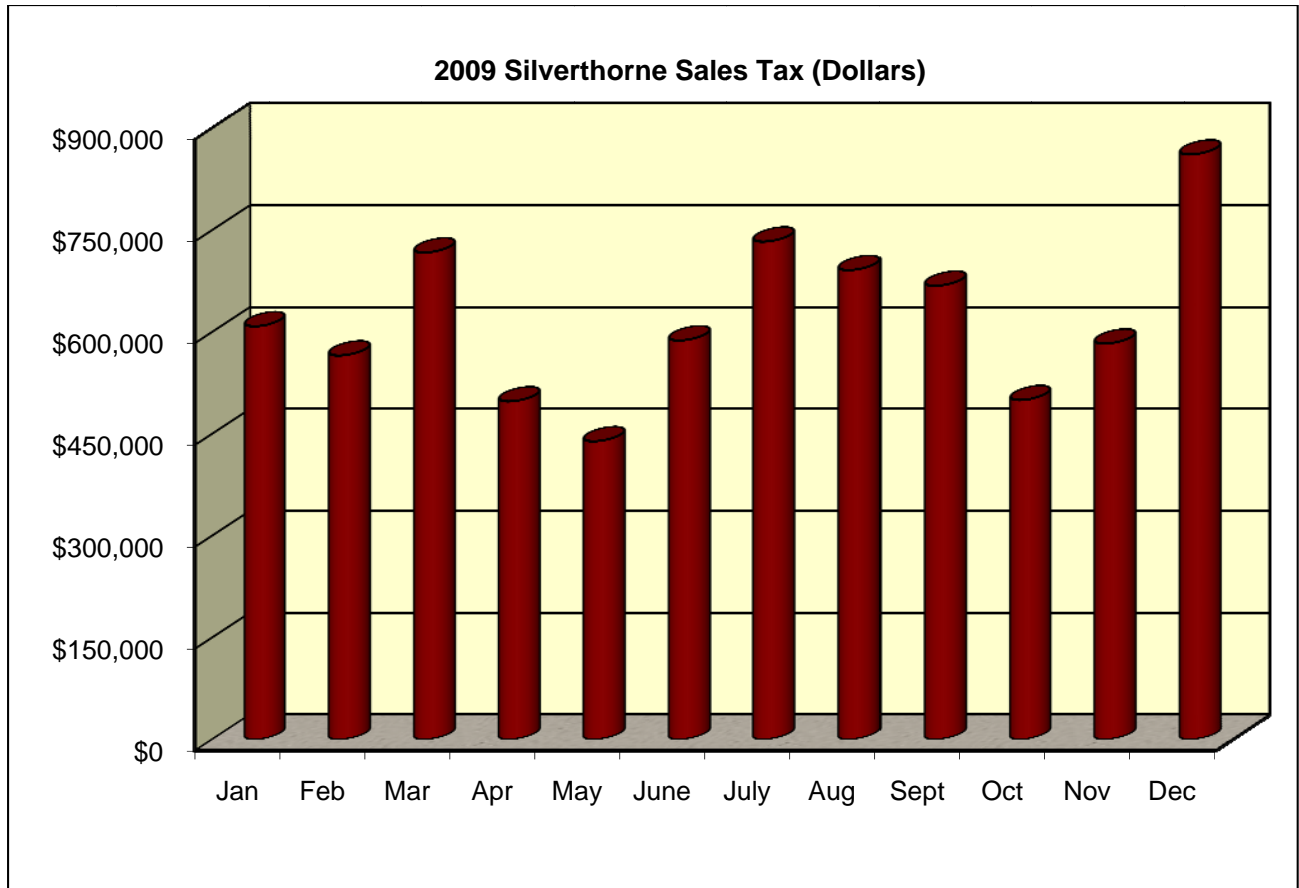
The Town relies heavily on revenue generated from sales tax. Silverthorne receives 4% in sales tax: 2% Summit County sales tax and 2% Town sales tax. The Town began self-collection of its 2% share in August, 1995; the County 2% tax is collected by the State and remitted to the Town. In 2009, sales tax revenue was identified in the following categories:

- 34% Outlets
- 23% Consumer Retail
- 15% Food / Liquor
- 13% Building Retail
- 7% Automotive
- 5% Services
- 3% Lodging

The Town of Silverthorne does not collect property tax. However, the Town does have a Development Excise Tax, a one-time charge on new residential development of \$2.00 per square foot. The Town also imposes a Lodging Tax of 2% on rental of lodging units for occupancy of less than 30 days. Eighty-five percent of the collected Lodging Tax is used for Parks, Trails and Open Space and the remaining 15% of the lodging tax is used for marketing.

SILVERTHORNE SALES TAX BY MONTH

	<u>1995</u>	<u>2000</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
January	\$ 388,808	\$ 413,919	\$ 661,996	\$ 646,442	\$ 608,478
February	\$ 410,914	\$ 453,620	\$ 634,334	\$ 701,643	\$ 565,435
March	\$ 516,237	\$ 609,154	\$ 871,100	\$ 895,655	\$ 717,017
April	\$ 366,618	\$ 438,414	\$ 583,461	\$ 539,367	\$ 497,868
May	\$ 307,624	\$ 411,377	\$ 565,413	\$ 523,097	\$ 439,147
June	\$ 391,786	\$ 523,075	\$ 775,259	\$ 730,057	\$ 587,565
July	\$ 505,228	\$ 597,502	\$ 834,908	\$ 781,047	\$ 733,119
August	\$ 505,884	\$ 654,322	\$ 766,323	\$ 746,545	\$ 691,143
September	\$ 456,616	\$ 586,781	\$ 756,226	\$ 831,597	\$ 668,087
October	\$ 345,363	\$ 465,543	\$ 638,063	\$ 588,032	\$ 499,804
November	\$ 348,913	\$ 451,181	\$ 695,910	\$ 601,610	\$ 582,957
December	\$ 574,102	\$ 605,933	\$ 961,610	\$ 891,595	\$ 861,435
Total	\$5,118,093	\$6,210,823	\$8,744,604	\$8,476,687	\$7,452,055



TOWN COMPARISONS OF ANNUAL SALES TAX (1990-2009)⁶

<u>Year</u>	<u>Silverthorne</u>	<u>Breckenridge</u>	<u>Frisco</u>	<u>Dillon</u>
1990	2,709,320	5,002,392	2,585,179	613,604
1999	5,629,849	9,119,642	5,468,573	2,474,536
2000	6,210,823	9,683,346	5,790,576	2,762,349
2001	6,362,660	9,833,939	5,858,203	2,787,763
2002	5,991,706	9,357,656	5,773,293	3,351,332
2003	6,216,615	9,320,751	4,845,962	3,387,284
2004	6,385,322	9,749,970	4,979,300	3,385,005
2005	7,019,374	10,769,998	5,264,562	3,310,840
2006	7,899,155	12,092,192	5,815,518	3,749,133
2007	8,744,604	13,139,419	6,132,626	4,193,204
2008	8,476,687	12,067,547	6,030,388	4,289,774
2009	7,452,055	11,775,591	5,183,952	4,230,893

⁶Town of Silverthorne; 2010

VI. SILVERTHORNE TOWN GOVERNMENT



The Town of Silverthorne is a home rule community consisting of a council-manager type government with power vested in an elected, seven-member Town Council. The Town Council enacts local legislation, adopts budgets, determines policies, and appoints a Town Manager to execute laws and administer Town government. The Council, which includes the Mayor and six council-members, are elected at-large for four-year, overlapping terms. The Council may take action through ordinances, resolutions, and motions. The Home Rule Charter establishes procedures to promote the expeditious and efficient handling of Town matters as well as to encourage citizen participation.

The Town Council appoints seven Planning Commission members and alternates. The Planning Commission is a volunteer position appointed to three-year terms. The Commission's primary responsibilities are to review new development in accordance with the long-range goals set forth in the Comprehensive Plan and to annually update the Comprehensive Plan and the Three-Mile Plan.

A. TOWN COUNCIL AND PLANNING COMMISSION MEMBERS

Town Council

Dave Koop - Mayor
 Dave Anderson
 David Preaus
 Darrick Wade
 Ann-Marie Sandquist
 Bruce Butler
 Vince Lanuza – Mayor Pro Tem

Planning Commission

Peggy Long - Chairman
 Russ Camp
 Fin Doyle
 Derrick Fowler – Vice Chairman
 Stan Katz
 Brian Wray
 Tanya Shattuck
 Tom McDonald
 Robert Kieber

B. SILVERTHORNE STAFF

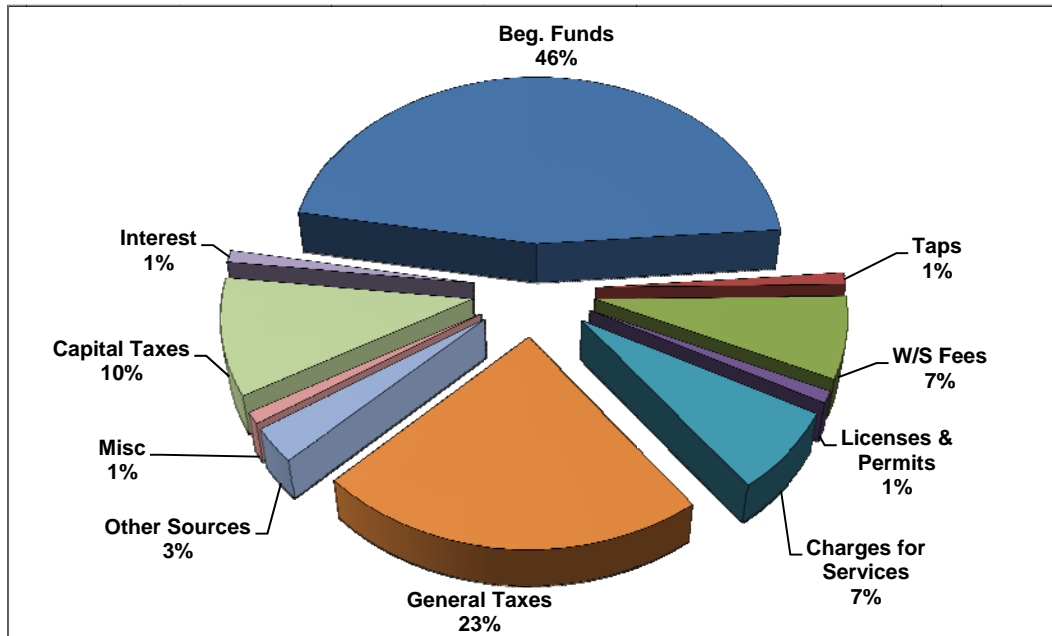
Employees

<u>Department</u>	<u>Director</u>	<u>Full Time</u>	<u>Part Time</u>
Manager's Office	Kevin Batchelder	4	0
General Government	Donna Braun	7	0
Public Safety	Mark Hanschmidt	20	0
Public Works	Bill Linfield	20	6
Community Development	Mark Leidal	6	0
Recreation and Culture	Joanne Breigenzer	18	82
	Totals:	75	88

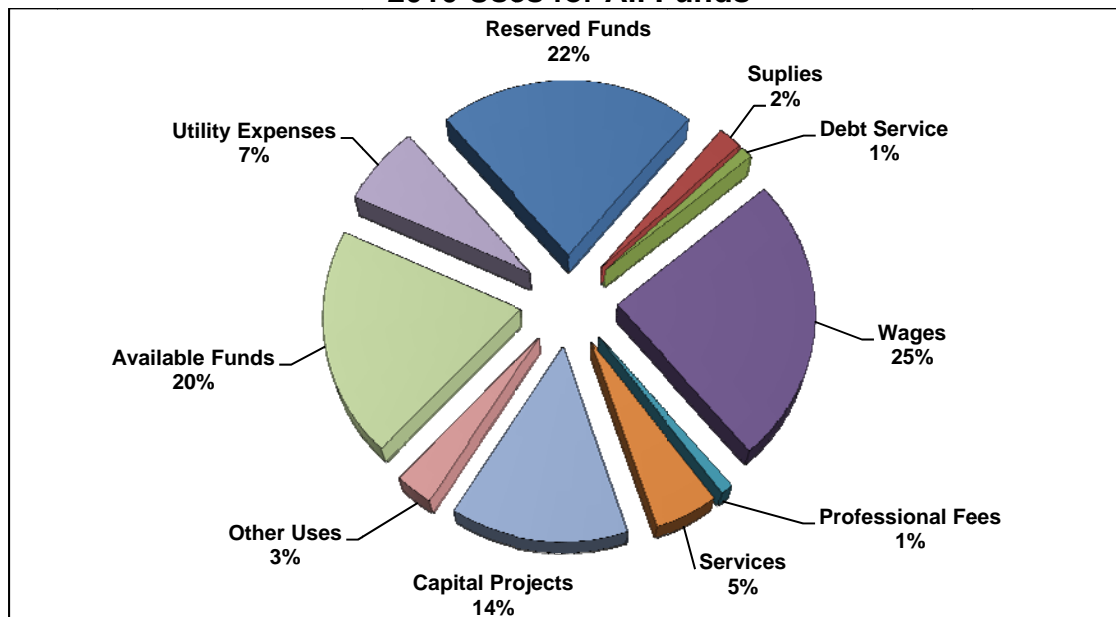
C. FINANCIAL PLAN

Silverthorne generally considers revenues in three categories, each with its own purpose: *Taxes* are imposed for the purpose of generating revenue; *Charges for Service / Licenses & Permits* recover costs from those benefiting from the service; and *Fines* are assessed with the purpose of changing behavior or impacting social decisions. The Town of Silverthorne conservatively projects revenues, especially because of the heavy dependence on retail sales tax and the possible fluctuations in its resort economy. The Town's total sources for all funds are approximately \$27,088,290.

2010 Sources for All Funds



2010 Uses for All Funds



BUDGET SUMMARY FOR 2010 BY FUND

	General Fund	Capital & Special Revenue Funds	Enterprise Funds	Grand Total
<i>Funding Sources</i>				
Sales Taxes	5,555,982	2,247,105	-	7,803,087
Other Taxes	578,590	542,357	-	1,120,947
Licenses & Permits	217,833	-	-	217,833
Charges for Services	1,831,112	-	1,948,367	3,779,479
Fines & Forfeits	145,000	-	-	145,000
Interest	121,107	26,051	78,557	225,715
Tap Charges	-	-	208,800	208,800
Miscellaneous	27,000	178,941	-	205,941
Other Financing Sources	412,810	350,000	125,000	887,810
Total Revenues & Other Financing Sources	8,889,434	3,344,454	2,360,724	14,594,612
Beginning Sources Available	6,643,755	1,476,229	4,373,694	12,493,678
Total Available Resources	15,533,189	4,820,683	6,734,418	27,088,290

<i>Expenditures</i>				
General Governments	1,452,208	113,491	-	1,565,699
Public Safety	1,848,024	-	-	1,848,024
Public Works	2,207,699	-	-	2,207,699
Community Development	706,959	-	-	706,959
Recreation & Culture	2,707,493	-	-	2,707,493
Capital Outlay	-	2,887,913	941,500	3,829,413
Water	-	-	743,079	743,079
Sewer	-	-	1,028,716	1,028,716
Debt Service				
Principal	-	158,941	-	158,941
Interest	-	8,332	-	8,332
Other Uses	225,000	250,000	274,695	749,695
Total Expenditures & Other Uses	9,147,383	3,418,677	2,987,990	15,554,050
Ending Fund Balances	6,385,806	1,402,006	3,746,428	11,534,240
Total Fund Commitments &				
Fund Balances	15,533,189	4,820,683	6,734,418	27,088,290

D. UTILITIES

Sewer

Wastewater treatment facilities are provided by the Joint Silverthorne/Dillon Sewer Authority, which manages the Blue River Sewage Treatment Plant located at the north end of Town and has treatment capacity of 4 million gallons a day. The plant services Silverthorne, Dillon, Dillon Valley, Buffalo Mountain Metro District (Wilderness), and Mesa Cortina. The Town of Silverthorne is the lead agency for the Joint Authority, and is responsible for the capital improvement programs, as well as the management, operation, and maintenance of the plant and interceptor lines. The Town sewer enterprise fund is responsible for operation and maintenance of the sewer system within the Town.

Water

Water is provided by the Town of Silverthorne water enterprise fund through a system of wells, storage tanks and distribution lines. The Town system consists of eight wells, six of which produce 300 gallons per minute, and two located in Eagles Nest produce 450 gallons per minute. The Town owns five water storage tanks, four of which are presently in service. All five tanks are located underground and provide a total storage capacity of 2.7 million gallons. The Town's water system is on five pressure zones. The system allows for development up to an elevation of 9,280 feet on the west side of the valley and 9,080 feet on the east.

VII. EMPLOYMENT

A. MAJOR FULL-TIME EMPLOYERS

The Silverthorne region has a diverse range of employers. In 2010, the total number of business physically located in the Town of Silverthorne was estimated at 383 and classified as follows: 162 service-commercial, 115 retail, 29 restaurant, 23 office/professional, 27 lodging, 4 real estate, 10 wholesale and 13 other. Beyond the major employers listed below, there are large companies with a presence in the area, (e.g., UPS and Fed EX) and employers with large seasonal staffs, such as the Raven Golf Course and Neils Lunceford Landscaping.

In Silverthorne

Outlets at Silverthorne:	400-800
Target:	130-150
Town of Silverthorne:	86-196
CO Mountain Express:	35-100
Bighorn Materials:	50
Summit Ford:	45
La Quinta Inn:	30-35
First Bank:	30
Xcel:	45
Qwest:	30
Vista Auto Group:	40

In Summit County

Keystone Resort:	1,500-3,500
Breckenridge Ski Area:	200-1,515
Copper Mountain:	350-2,200
Beaver Run:	150-450
Summit County Govt.:	488
Summit School District:	568

Total Workforce – Summit County

Figures from the Colorado Department of Labor show that the civilian labor force in Summit County increased steadily from 2000 to 2007, and has experienced a decrease from 2008 to 2010:

2000	13,188
2005	15,931
2007	16,406
2008	16,322
2009	15,760
2010	14,870

For Summit County, the largest major industry sector is the Accommodation and Food Services sector, with 32.6% of the employment. County-wide the retail trade sector was second with 14.9%, and the Public Administration sector was third with 8.3%.

According to data provided to the Town by RRC Associates, the largest percentage of employment in Silverthorne continues to be in retail trade, which increased from 26% of all jobs in 2002 to 32% through 2007. While accommodation and food services showed a decrease in its share of jobs between 2002 and 2007 (-3.5%), it is still the second largest industry. Construction also saw a decrease in its share of jobs, primarily between 2006 and 2007, where it dropped from 16% to 13%. This data is noted below:

Town of Silverthorne, Employment by Industry 2002 to 2007							
	2002	2003	2004	2005	2006	2007	% Change
Retail Trade	25.5	28.6	29.9	29.2	30.5	31.6	6.1
Accommodation and Food Service	18.0	17.0	16.4	14.9	14.6	14.5	-3.5
Construction	17.7	15.9	15.2	15.6	15.7	12.6	-5.2
Administrative and Waste Services	8.2	8.5	8.3	9.1	8.1	8.5	0.3
Finance, Insurance, Real Estate, Rentals	7.3	7.3	6.9	6.9	6.6	6.5	-0.8
Government	5.2	5.7	5.9	6.2	6.1	6.4	1.2
Transportation and Warehousing	6.9	5.7	5.6	5.6	5.7	5.8	-1.1
Prof/Tech Serv, Health Care, Social Assistance, Education, Arts	3.1	3.0	3.7	4.4	4.4	4.3	1.1
Mining	1.7	1.6	1.7	2.0	2.5	3.4	1.7
Other Services	3.2	3.3	3.1	3.1	2.9	3.0	-0.2
Information	1.4	1.5	1.3	1.3	1.3	1.7	0.3
Wholesale Trade	1.8	1.8	2.1	1.8	1.6	1.7	-0.1

B. INCOME

The Department of Housing and Urban Development (HUD) establishes the area median income (AMI) for a community based on average wages in the area. It is also adjusted for household size. The 2010 AMI for Summit County is \$61,100 for a single person household, and \$69,800 for a two person household. The AMI for a household of three is \$78,500 and \$87,200 for a household of four.

According to RRC Associates, Inc, information and mining pay the highest average wages in Silverthorne at approximately \$23 per hour. Other services, including automotive repair, household goods and repair, electronic equipment and commercial machinery showed the highest percentage growth in wages since 2002 (41%), to approximately \$17 per hour in 2007. Construction and mining both showed slight decreases in wages since 2002. The average retail wage increased by just 4%, from \$24,301 to \$25,281 per year (or an average of \$12 per hour).

VIII. RECREATION AND PARKS

The Town approved a Trails and Open Space Master Plan in 2000 to address existing parks, the trail system, and proposed improvements to Silverthorne's recreational amenities.

A. SILVERTHORNE RECREATION CENTER

The Town's Recreation Center, located at 430 Rainbow Drive, officially opened on August 20, 1994. The 62,000 square feet center houses four pools (lap pool, deep pool, play pool, indoor and outdoor hot tubs as well as slide pool); a steam room and sauna; aerobics and weight rooms, consisting of both free weights and cardiovascular weights; two racquetball courts; and an 8,106 square feet gymnasium with a 1/11 mile track.

B. TOWN PARKS

1. Rainbow Park: a 12 acre park on Rainbow Drive that contains a regulation size football/soccer field, two tennis courts, a basketball court, two horseshoe pits, four outdoor sand volleyball courts, walking path, a children's playground, picnic shelters, skate board park and public restrooms. Its bowl-shaped field, which lies below the rest of the park, also serves as an amphitheater for spectator events and community festivals. This park is classified as a Community Park.
2. Trent Park: a 3.79 acre neighborhood park at the entrance to Willowbrook. It consists of a pavilion, a baseball field, two tennis courts, a children's playground, some picnic tables, and a small fishing pond for kids. This park is classified as a Neighborhood Park.
3. Arctic Placer Park: a small, 0.97 acre neighborhood park with a small covered picnic area and children's playground equipment. Although not intended as a major

trailhead due to limited parking, this park provides access to National Forest land just west of the Town via soft surface trails. This park is classified as a Neighborhood Park.

4. Cottonwood Park: a 17 acre parcel across Highway 9 from Eagles Nest that remains undeveloped at this time but is included in future plans as a multi-use park.
5. North Pond: located directly south of Cottonwood Park, the North Pond is a 5 acre passive park. This is a unique mountain wetland and pond area that is home to osprey nesting and quality fishing. Lands are preserved as open space and wildlife habitat. Recreational opportunities include canoeing, bird and wildlife viewing, river and pond fishing, interpretive activities, ice skating, hockey and ice fishing. In 2006, additional amenities were constructed, including restrooms, parking, fishing docks and picnic pavilions. The North Pond is also a future Trailhead site for the Blue River Trail and it is a Blue River access point for anglers.

C. COUNTY PARKS

Blue River Park: a 21 acre regional park housing the Spider Stephens Memorial Softball Complex located at the base of Dillon Dam adjacent to Town boundaries. It primarily consists of four softball fields, providing a venue for the Summit County Softball Leagues and youth soccer.

D. BLUE RIVER TRAIL

The Blue River Trail runs along the Blue River, providing a scenic view of the river corridor. It begins (or ends) just north of the Town Hall, follows the river south to Phase III of the Outlets at Silverthorne, passes underneath the Blue River Parkway at Rainbow Drive, winds through Phase II of the Outlets at Silverthorne to a connection with Wilderrest Road, continues along the river to Phase I of the Outlets of Silverthorne to the top of Dillon Dam. The connection (to the top of the Dam) to the county wide trail system was constructed in 2003. That trail section runs from the Town limits near the Blue River Ballfields at the base of the Dillon Dam up to Dillon at Anemone Trail.

North of Town Hall, new developments are encouraged to donate an easement to the Town along the river in order to expand the bike path north. In 2007, a connection was built with the development of the Ponds Subdivision, and this was followed by a connection from Blue River Run to the Ponds in 2008. Finally, in 2009, the Town constructed a bridge that connects the Blue River Trail with the Willow Grove and Blue River Run Subdivisions.

E. THE BLUE RIVER

Considered by many residents to be the heart and soul of the community, the Blue River runs through the center of Town and is home to some of the best catch-and-release fly fishing in the state. The river is a Gold Medal Fishing Stream, which means that it has a higher percentage of fish 14" or longer than most rivers. The Blue River, within the Town of Silverthorne, is "catch and release" only. In recent years, the Town

completed improvements in the river to provide better fish habitat with help from a Fishing is Fun Grant and another Grant from the National Forest Foundation. There are several good access points along the river throughout Town and north of Town along Highway 9. Rafters and kayakers enjoy the high waters during spring runoff.



In addition to these improvements, the Town of Silverthorne will begin work on the third phase of Blue River Restoration the Summer of 2005. The Town received \$120,000 in Fishing Is Fun Grant monies to complete this project. The proposed Blue River Restoration Project includes improvements on a total of 4,310 linear feet of the stream through Town. Improvements will be made at three (3) distinct reaches identified as Reach 1, Reach 2 and Reach 3.

F. LAKE DILLON⁷ AND GREEN MOUNTAIN RESERVOIR

Lake Dillon is the centerpiece of Summit County and is the focus for many activities over the course of the year, including many regattas and the Fourth of July fireworks. At an elevation of 9,000 feet, it boasts the highest yacht club in the nation and maintains marinas in Dillon and Frisco. The reservoir was completed in December of 1963, has a surface area of 3,300 acres, a shoreline of 24.5 miles, and a storage volume of 257,500 acre feet.

Green Mountain Reservoir, located about 25 miles north of Silverthorne off of Highway 9, allows recreational vehicles and activities have more of a motorboat, water-skiing, and jet ski orientation, but is also very popular for windsurfing. At approximately 7,700 feet above sea level, the reservoir is warmer than Lake Dillon and is the lowest elevation point in Summit County. Camping and boating down at the reservoir have long been favorite activities of Summit County residents. The reservoir was filled in the spring of 1943, has 1,800 acres of surface area, and has a storage volume of 146,900 acre feet.

G. RAVEN AT EAGLES NEST GOLF COURSE

This privately owned course is an 18-hole, 7,000 yard, par 72 golf course with many spectacular views along the way. The course was built in the mid-1980's in the Eagles Nest Subdivision on the north end of Town. The course was rebuilt in the 1999-2000 season and reopened in September of 2000 with additional amenities including a clubhouse, which features a golf shop, a restaurant, patio dining, and "cart-through" refreshments. Club members also benefit from a private lounge, lockers, and sun deck.

⁷Sandra F. Pritchard, Dillon - Denver And The Dam, Summit Historical Society, 1994

H. NORDIC CENTER

The Silverthorne Nordic Center is located at the Raven Golf Course at 2929 Golden Eagle Road, and was created with the cooperation with East West Partners, Intrawest and the Blue River Land Company. The course is maintained by the Raven Maintenance Crew and is open daily from sunrise to sunset. The Nordic Center offers several different levels of trails (clearly marked with different colored signs) for beginners to advanced winter warriors to choose from. The North trail is a four-kilometer intermediate level trail. The South trail is 3.7-kilometers and groomed for beginners.

I. HIKING AND MOUNTAIN BIKING

The offerings for these activities are nearly endless, as there are miles and miles of opportunities within minutes of Silverthorne. Hiking and horseback riding trailheads for the 133,496 acre Eagles Nest Wilderness Area may be accessed at the top of Ryan Gulch Road in Wildernest, in Mesa Cortina, Willowcreek Highlands, or Eagles Nest Subdivision. Ptarmigan Trail, which can be accessed both from the trailhead on County Road #2021 above the Day's Inn, and from Angler Mountain Ranch Trail, provides stunning views of the Gore Range. Several guidebooks are available to help locate the numerous backcountry trails Summit County has to offer.

J. SKIING

Skiing is the mainstay of the economy in Summit County and the primary reason most people come to visit and live here. Skier visits have steadily increased over the years, making the Summit County resorts one of the top ski destinations in the country, if not the world.

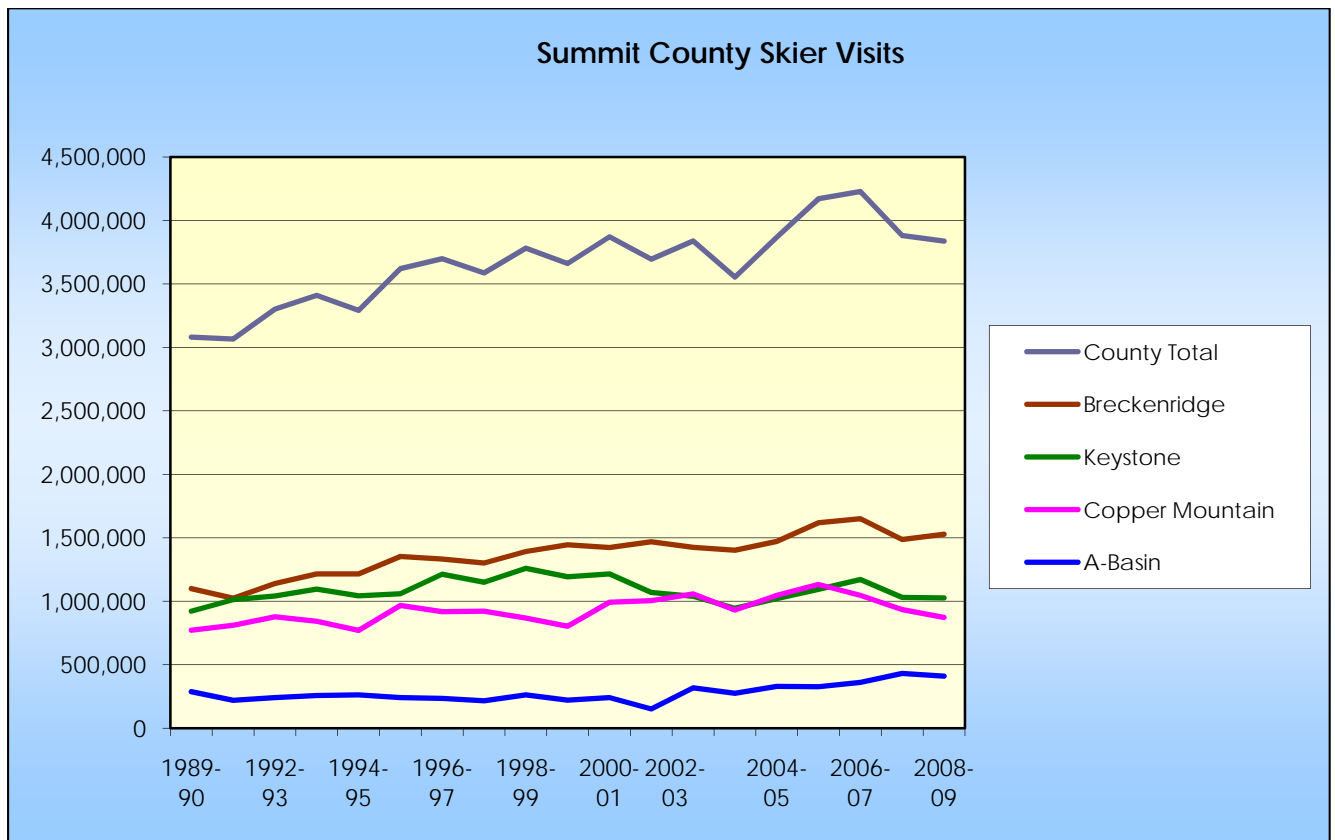
The first ski area to open in the County was Arapahoe Basin (a.k.a. The Legend), which started towing skiers up the hill in 1949. Breckenridge Ski Area opened in 1961 with skiing on Peak 8. However, skiing during the 1960's remained a fairly small, local industry as transportation logistics prevented the introduction of skiing to a mass audience. Because of this, the 1965-66 season enjoyed a relatively small 172,000 skier visits. This was soon to change.

With the completion of the first bore of the Eisenhower Tunnel on I-70 in 1973, the drive time from Denver was reduced to about an hour and a half. This monumental change, coupled with the opening of Keystone in 1970 and Copper Mountain in 1972, served to put Summit County on the skiing map. By the 1979-80 season, the second bore of the tunnel had opened and the four Summit resorts topped the 2 million mark for skier visits; by the 1989-1990 season, they had gone over the 3 million mark and has steadily remained there. Even in a troubled economy with total skier visits down 5.5% in the US, Colorado saw almost 12 million skiers for the 2008-09 season.

SUMMIT COUNTY SKIER VISITS (1989-2009)

<u>Year</u>	<u>Breckenridge</u>	<u>Copper Mountain</u>	<u>Keystone</u>	<u>A-Basin</u>
1989-90	1,099,050	771,565	922,317	288,094
1995-96	1,353,011	967,074	1,059,446	241,435
1999-00	1,444,365	803,312	1,192,190	220,945
2001-02	1,469,000	1,005,446	1,069,000	151,631
2003-04	1,402,055	931,143	944,433	275,428
2005-06	1,619,043	1,132,021	1,093,939	326,428
2007-08	1,486,000*	934,870	1,030,000*	430,897
2008-09	1,528,000*	873,039	1,026,000*	409,810

*Indicates an estimate based on reported numbers from the first 6 months of the season



<u>Year</u>	<u>Summit County</u>	<u>Colorado</u>
1989-1990	3,081,026	9,703,927
1993-1994	3,411,352	11,023,776
1997-1998	3,586,514	11,979,719
2001-2002	3,695,077	11,128,131
2005-2006	4,171,431	12,533,108
2006-2007	4,228,237	12,566,299
2008-2009	3,836,849	11,850,000

IX. COMMUNITY FACILITIES and AGENCIES

Silverthorne Town Hall & General Government

601 Center Circle
Mail: P.O. Box 1309
Silverthorne, CO 80498
Website: www.silverthorne.org
Administrative Services..... (970) 262-7300
Building Department..... (970) 262-7360
Community Development..... (970) 262-7367
Police Department..... (970) 262-7320
Public Works..... (970) 262-7340

Silverthorne Recreation Center

430 Rainbow Drive
P.O. Box 1309
Silverthorne, CO 80498
(970) 262-7370; Fax (970) 468-8158

Silverthorne Elementary

101 Hamilton Creek Dr.
P.O. Box 1039
Silverthorne, Co. 80498
(970) 468-6700

Colorado Mountain College

107 Denison Placer Road
P.O. Box 2208
Breckenridge, CO 80424
(970) 453-6757

333 Fielder Av.
Dillon, CO 80435
(970) 468-5989

Xcel Energy (Gas/Electric)

200 W. 6th Street
P.O. Box 1819
Silverthorne, CO 80498

QWEST (Telephone Service)

591 Center Circle
PO Box 739
Silverthorne, CO 80498

Lake Dillon Fire Authority

401 Blue River Parkway
P.O. Box 4428
Silverthorne, CO 80498

United States Post Office

390 Brian Avenue
Silverthorne, CO 80498
(970) 468-8112

United States Forest Service

680 Blue River Parkway
P.O. Box 620
Silverthorne, CO 80498
(970) 468-5400

Summit County Chamber of Commerce

101 W. Main Street
Frisco, CO 80443
(970) 668-2051

Summit County Government

0037 County Road 1005
Frisco, CO 80443
(970) 453-2561

PO Box 68
Breckenridge, CO 80424
(970) 453-2561

Summit Historical Society

111 N. Ridge Street
PO Box 745
Breckenridge, CO 80424

Waste Management

314 3rd street
P.O. Box 85
Silverthorne, CO 80498

APPENDIX A: SOURCES OF INFORMATION

1. Topography and Climate: US Forest Service; State Climatologist; Summit County Planning Dept.
2. History: Summit, by Mary Ellen Gilliland, Alpenrose Press, Silverthorne, CO, 1987; Silverthorne Community Development
3. Population: Census 2000; State Demographer; Silverthorne Planning Department
4. Demographics: 2000 US Census; Silverthorne Planning Department
5. Education: Summit County School District; Colorado Mountain College; Silverthorne Planning Dept.; 2000 Census
6. Housing: Silverthorne Planning Department.
7. Development Activity: Silverthorne Planning Department; Silverthorne Building Dept.
8. Business Licenses: Silverthorne General Government
9. Sales Tax and Retail Sales: Silverthorne General Government; Summit County and Municipal Planning Departments
10. Town Government and Financial Information: Silverthorne General Government; Silverthorne 2005 & 2006 Biennial Financial Plan
11. Utilities: Silverthorne Public Works
12. Employment: Labor and Work Force numbers from Census 2000.
13. Recreation: Silverthorne Planning Dept.; Silverthorne Recreation Dept.; Silverthorne Comprehensive Plan 2001; Dillon - Denver And The Dam, by Sandra F. Pritchard.
14. Skiing: <http://media-coloradoski.com/CSCFacts/SkierVisits/>